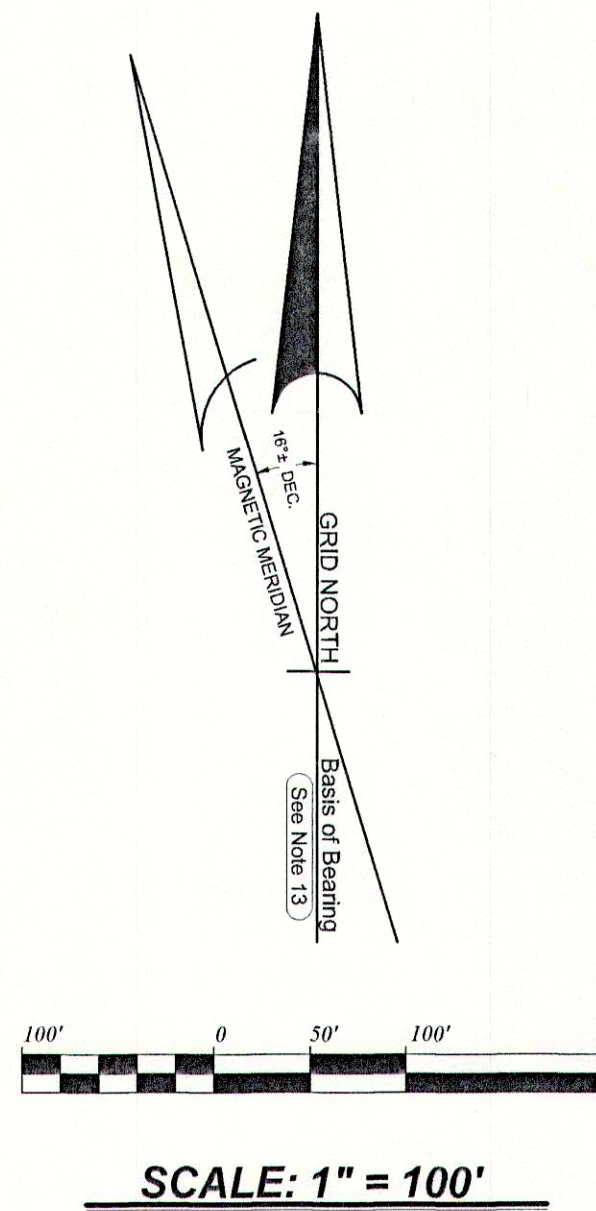


Location Map:
SCALE: 1" = 2000' ±



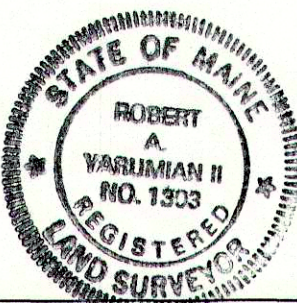
SCALE: 1" = 100'

Report Notes:

- PURPOSE:** The purpose of this survey is to create two new parcels of land, being shown as the "Proposed Parcel of Elizabeth A. Orser" and the "Proposed Parcel of J. Stewart Orser & Elizabeth A. Orser", to be conveyed by James S. Orser and Elizabeth A. Orser. The second purpose of this survey is to create a 50' Private Way through the "Proposed Parcel of J. Stewart Orser & Elizabeth A. Orser", for the benefit of the "Elizabeth A. Orser Parcel."
- DEED REFERENCES:** Record ownership of the parcel of land surveyed can be found in the deed of Susan A. Sabol to James S. Orser and Elizabeth A. Orser, dated March 13, 1998, and recorded in the Cumberland County Registry of Deeds in Book 13664, Page 40. Reference is also made to the "Consent Order and Judgment" between Elizabeth and James Orser, and Sidney L. Stratton (Plaintiffs) v. Susan Chase and Scott Verrill (Defendants) and Town of Cumberland (Party-in-Interest), dated April 1, 2005, and recorded in said Registry in Book 22484, Page 193.
- CRANBERRY LANE:** Cranberry Lane is a 30' wide Private Way over the land of Sidney L. Stratton, James and Elizabeth Orser, and Susan L. Chase. For more detailed information concerning Cranberry Lane, so-called, see the "2005 CRANBERRY LANE SURVEY" referenced herein below, and the "Consent Order and Judgment", dated April 1, 2005, and recorded in said Registry in Book 22484, Page 193. The parcels of land surveyed have the benefit of the Easement Deed of Sidney L. Stratton to James Orser and Elizabeth Orser, dated April 12, 2005, and recorded in the said Registry in Book 22524, Page 272; The parcels of land surveyed are subject the Easement Deed of James Orser and Elizabeth Orser to Sidney L. Stratton, dated April 12, 2005, and recorded in the said Registry in Book 22524, Page 264; and also to the Easement Deed of James Orser and Elizabeth Orser to Susan Chase, dated April 12, 2005, and recorded in the said Registry in Book 22524, Page 260. Reference is also made to the "Private Way Maintenance and Indemnity Agreement" "Cranberry Lane" Cumberland, Maine", dated April 12, 2005, and recorded in said Registry in Book 22524, Page 250.
- UNDERGROUND OIL & GAS DISTRIBUTION LINES:** The parcels surveyed are subject to an easement of record of Charles L. Smith and Charlotte R. Smith (now Orser) to Northern Utilities, Inc., dated November 3, 1967, and recorded in said Registry in Book 3019, Page 127. This is a 20' easement for a natural gas pipeline. This pipeline is apparently 25' easterly and parallel with the petroleum pipeline referenced in the easement deed of Charles L. Smith and Charlotte R. Smith (now Orser) to Socony-Vacuum Oil Company (now Mobil Pipe Line Company), dated September 4, 1947, and recorded in said Registry in Book 1891, Page 64, which these parcels are also subject to.
- DRAINAGE AND SLOPE EASEMENT:** The parcel surveyed is apparently subject to drainage and slope easements granted to the State of Maine, and shown on the 1967 Maine State Highway Commission Right of Way Map State Highway "15" Falmouth/Cumberland Cumberland County 15-1 (505), per the said deed of Susan A. Sabol to James S. Orser and Elizabeth A. Orser, dated March 13, 1998, and recorded in the Cumberland County Registry of Deeds in Book 13664, Page 40. No research or field investigation of the location or status of this drainage and slope easement was performed.
- FORMER PORTLAND-LEWISTON INTERURBAN RAILROAD:** The 50' wide parcel of land of the Former Portland/Gray & Lewiston Railroad Company (later known as the Portland-Lewiston Interurban Railroad) which crosses the parcel of land surveyed, was created in the deed of Albra A. Dearborn et al., (widow of Enoch M. Leighton) to Portland/Gray & Lewiston Railroad Company, dated April 26, 1911, and recorded in said Registry in Book 876, Page 70. Portland-Lewiston Interurban Railroad conveyed its interest in said property to Androscooggin Electric Corp., dated October 26, 1914, and recorded in said Registry in Book 938, Page 173. Central Maine Power Company obtained the interest of Androscooggin Electric Corp., in the deed dated July 31, 1935, and recorded in said Registry in Book 1480, Page 341. Central Maine Power Company conveyed their interests in the 50' wide parcel of land (in Falmouth and Cumberland) between the "Harrison M. Rowe Lot" and the "A.C. Copp Lot" to Antonio Russo (now Orser), in the deed dated February 26, 1945, and recorded in said Registry in Book 1807, Page 150.
- TOWN LINE CONFLICT:** The town line between the Town of Cumberland and the Town of Falmouth as shown on the 1997 ORSER SURVEY, referenced herein below, is incorrect. Lapoint incorrectly used the "6"x6" granite monument" shown on this survey; this monument is actually a highway monument for the "Old Abbott Road", as shown on the "1962 ABBOTT ROAD SURVEY" referenced herein below. To reestablish the correct town line for this survey, the correct town line monument (near the end of Schuster Road) was found, and is labeled on this survey as "Found & Used 5"x12" granite town line monument, 2'4" tall, marked 'P' & 'C', and was located as per a total station instrument survey. The other town line monument used is found on the northwesterly side of Blackstrap Road, so-called, being the "Found & Used 6"x12" granite town line monument, 2' tall, leaning, marked 'P' & 'C', and was located with a total station and GPS (Global Positioning System) triangulation using SOKKIA STRATUS GPS receivers, which have a reported manufacturer's accuracy of a centimeter (±).
- 1928 SWEETSER SURVEY:** Reference is made to the plan entitled "Sunnyslopes - West Cumberland, Maine - John P. Briel & Bennett H. Peterson, owners", dated August 2, 1928, by Harlan H. Sweetser, Eng., and recorded in said Registry in Plan Book 18, Page 31.
- 1962 ABBOTT ROAD SURVEY:** Reference is made to the "Plan of a Portion of the Bruce Hill Road Formerly the Abbott Road, as redefined by the Commissioners of Cumberland County", Doc. 1355, hearing on September 27, 1961, and Plan dated October 5, 1962, by H.I. & E.C. Jordan Surveyors, as found in the Cumberland County Commissioners records, Plan Book 7, Page 68.
- 1997 ORSER SURVEY:** Reference is made to the "Plan of Land on Gray Road in Cumberland, Maine", dated September 26, 1997, by Daniel T. C. Lapoint, PLS 1183, unrecorded.
- 2005 CRANBERRY LANE SURVEY:** Reference is made to the "Boundary Survey Map Prepared for Orser et als. v. Chase et als. Docket No. CV-03-533 of the 30' Private Way To Be Known As Cranberry Lane", dated March 31, 2005, by Robert A. Yarusman, II, PLS 1303, of Maine Boundary Consultants, P.O. Box 67, Buxton, Maine 04093, and recorded in the Cumberland County Registry of Deeds in Plan Book 205, Page 201. See this survey for other plan references.
- SHORELAND ZONE LINE:** The Shoreland Zone line is based on the edge of Hobbs Brook, or the edge of seasonal high water or beaver pond, and is shown to be 250 feet from the edge of the brook or pond. The centerline of Hobbs Brook in the area of the beaver pond was not located. A more detailed Shoreland Zone delineation based on the upland wetlands can be prepared if requested.
- BASIS OF BEARING:** The basis of bearing for this survey is GRID North determined by GPS (Global Positioning System) observation using a SOKKIA STRATUS GPS receiver. The observed 2005 magnetic Meridian, determined by hand compass, was found to be 16°00'± west of GRID North.

THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, RULES, OF APRIL 2001, CHAPTER 90, "STANDARDS OF PRACTICE."

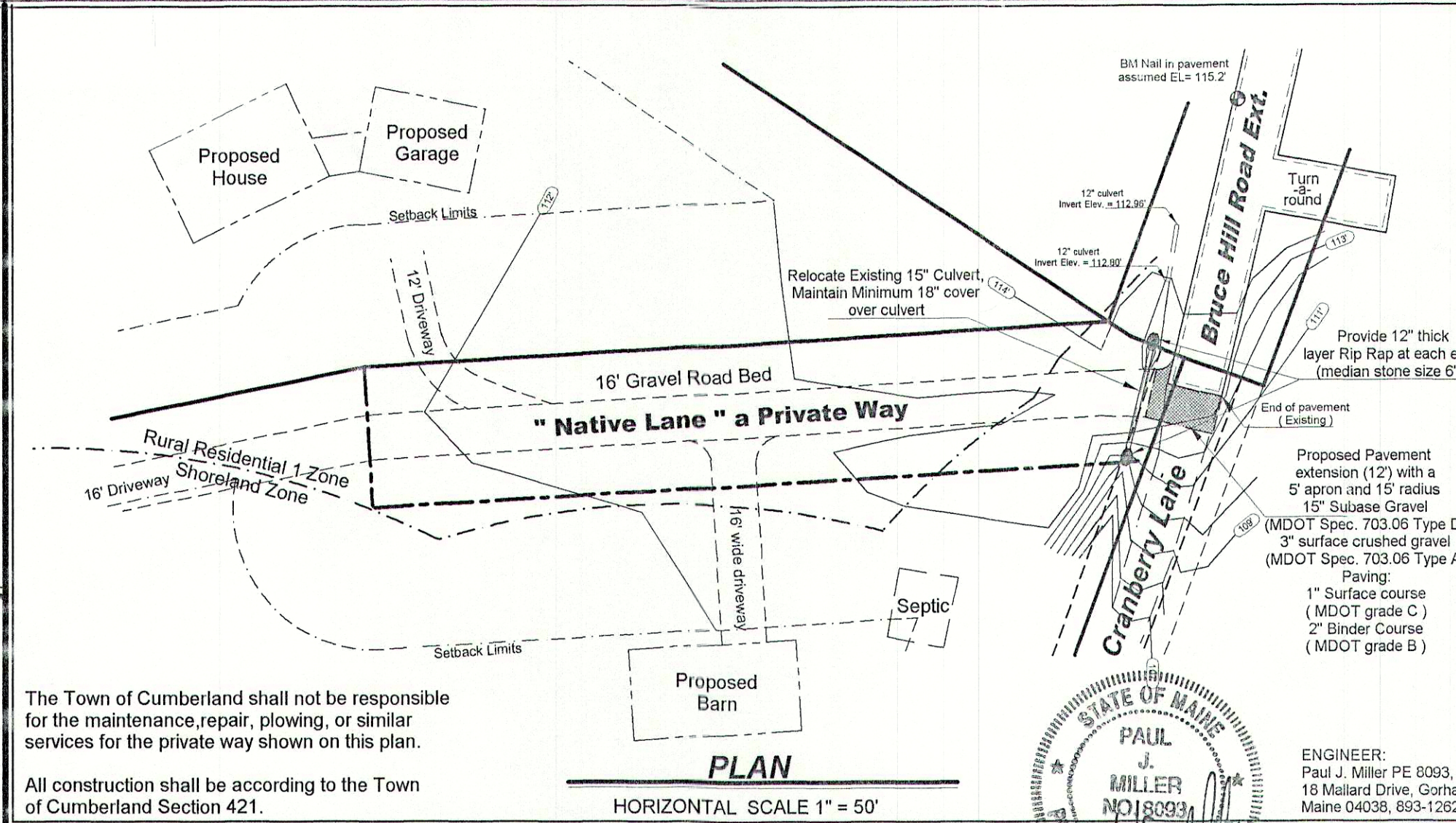
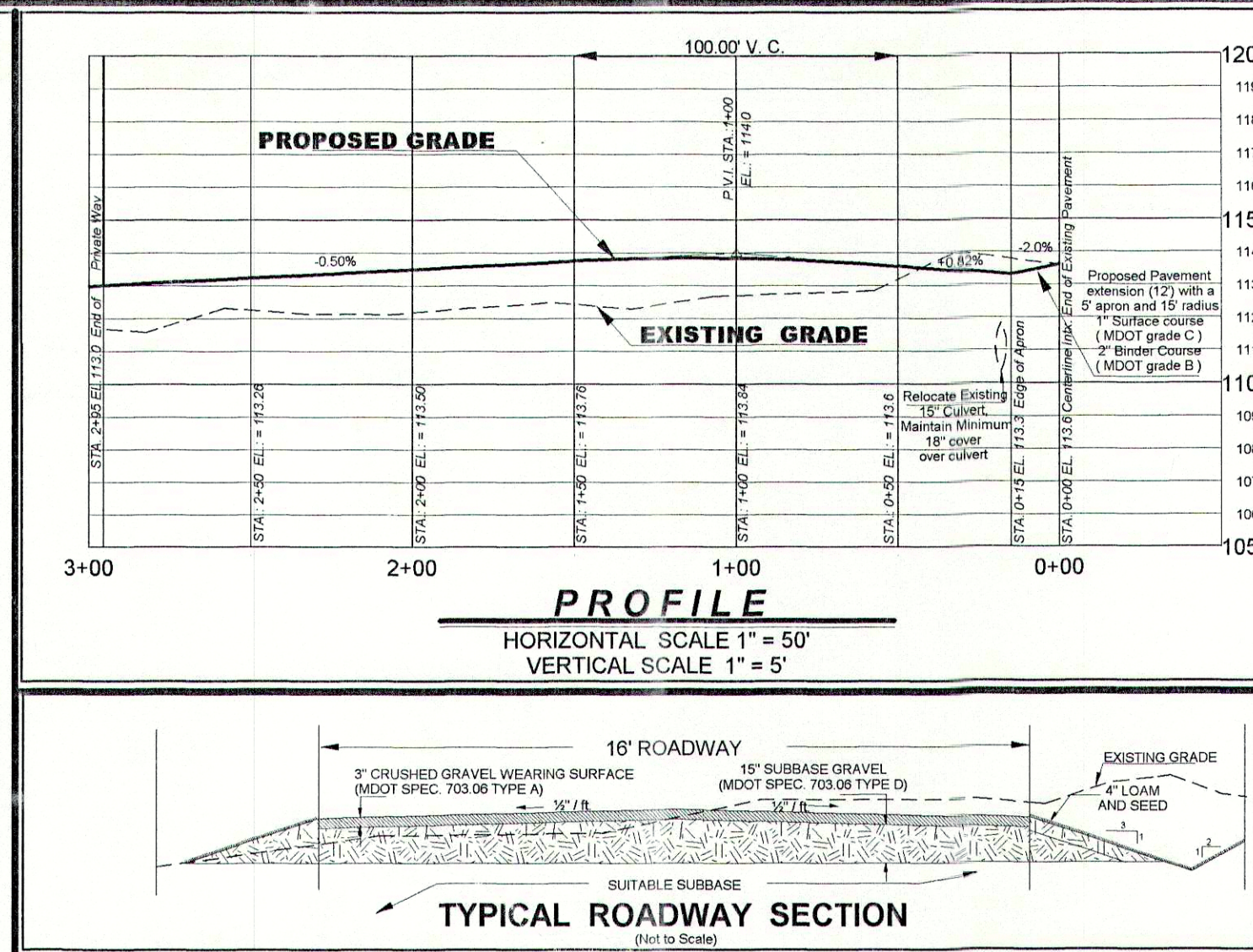
ROBERT A. YARUMAN II, PLS 1303
DATE: 11-16-05



Private Way, Approved by the
Town of Cumberland Code Enforcement Officer

Code Enforcement Officer, Town of Cumberland

DATE:



The Town of Cumberland shall not be responsible for the maintenance, repair, plowing, or similar services for the private way shown on this plan.

All construction shall be according to the Town of Cumberland Section 421.

SYMBOLS:

- SET 3/4" IRON ROD WITH A 2" DIAMETER ALUMINUM CAP MARKED "SET BY ROBERT A. YARUMAN PLS 1303 LAND SURVEY MONUMENT"
- FOUND GRANITE MONUMENT (size and type as noted)
- FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "D.T.C. LAPPOINT PLS 1183"
- FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "WAYNE T. WOOD PLS 1328"
- ⊕ ANGLE POINT (nothing found or set)
- BOUNDARY LINE PARCEL OF LAND SURVEYED
- OTHER MEASURED LINE
- CENTERLINE OF 30' PRIVATE RIGHT OF WAY LINE
- SIDELINE OF 30' PRIVATE RIGHT OF WAY LINE
- CENTERLINE 1962 COUNTY LAYOUT (see note 9)
- TOWN LINE
- ABUTTER'S LINE (Approx.)
- FORMER DEED LINE (Approx.)
- 50' PRIVATE WAY SIDELINE
- EASEMENT LINE (Approx.)
- SETBACK LIMITS
- SIDELINE OF FORMER OLD ABBOTT ROAD
- EDGE OF PAVEMENT
- 30' PRIVATE RIGHT OF WAY OVER ORSER PROPERTY
- 30' PRIVATE RIGHT OF WAY OVER STRATTON PROPERTY
- MEASUREMENTS OF BOUNDARY LINES
- MEASUREMENTS OF 30' PRIVATE RIGHT OF WAY
- OTHER MEASUREMENTS
- TAX MAP AND LOT NUMBER
- NAMES OF ABUTTING LAND OWNERS
- DEED REFERENCES OF CURRENT OWNERS
- LABELS

BOUNDARY SURVEY MAP & PLAN FOR A PRIVATE WAY

Prepared For
James S. Orser & Elizabeth A. Orser
(Owner's Address: James S. & Elizabeth A. Orser, 12 Gray Road, Cumberland, ME 04021)

OF
"Two proposed parcels of land"
And
"Native Lane" Being A "50' Private Way"
Located the end of
Bruce Hill Road Extension
And along the Private Way known as
Cranberry Lane
In The

TOWN OF CUMBERLAND, (and next to TOWN OF FALMOUTH)
COUNTY OF CUMBERLAND, STATE OF MAINE

BY
MAINE BOUNDARY CONSULTANTS

Professional Land Surveyor
ROBERT A. YARUMAN II, PLS
MODERATION CENTER, 8 RIVER ROAD, ROUTE 112, P.O. BOX 67,
BUXTON, MAINE 04093-0067
207-727-5359
November 16, 2005

CUMBERLAND, ss
Received _____
at _____ h _____ m _____ M., and
Filed in Plan Book _____ page _____
ATTEST: _____
Register

Scale 1" = 100'

C:\2005\Gore\FINAL PRINT 11-16-05.dwg